



ARM Designs

architectural services

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Our Ref: **A R M 2406**
Date: **26th AUGUST 2026**

DESIGN and ACCESS STATEMENT.

Proposed New Residential Development of 2 No. Semi-Detached Houses and 3 No. Town Houses on Land at Shepherd Street, Stoke on Trent, Staffordshire. ST8 6HZ for Willow Property and Developments Ltd.

Objective of the Design and Access Statement :-

- a) To show how the design principles and concepts have been applied to the development; and*
- b) To show how issues relating to access to the development have been dealt with.*

SITE APPRAISAL AND USE

The existing site was the former Old School Canteen building which is currently vacant but without any roof covering. The roof covering was removed due to the fact it contained asbestos. The originally building was a purpose-built building to produce school diners and was built in the 1950's. The site fronts Shepherd Street, Biddulph to the Northwest. The Northeast boundary fronts an access drive to Unit 2, The Workshop, Shepherd Street and to the rear of 23, Shepherd Street. The Southeast boundary fronts Unit 2, The Workshop, Shepherd Street and the Southwest boundary fronts 33, Shepherd Street, Biddulph. The street frontage to Shepherd Street is generally level. The side access drive has a slight incline to the entrance to The Workshop yard area. The site is fenced on all sides. Site photographs are attached. The locality is predominantly residential. Surrounding buildings on Shepherd Street comprise of semi-detached dwellings houses traditionally built in the 1950's. To the Southwest and Northwest of the site which accommodate their own on site car parking. Victorian town terraced housing to the Northeast of the site. The existing site is in a low-risk coal mining area. As the building does not have a roof, there will be no wildlife living within the building. There is existing foul and storm drainage on the site which discharges to the main sewer within Shepherd Street. Shepherd Street is a neighbourhood access road with pavements both sides built to county council highway standards. The site is not in a flood risk area. From the site use history, it is believed that the ground will not be contaminated. The site has previously been granted outline planning permission for 5 three bedroom terrace urban town houses under SMD/2017/0335 which was approved on 03rd August 2018.



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SECTION A

Explain the design principles and concepts that have been applied to the following aspects of the development :-

1) The amount of development

The development forms 5 houses in total, 2 semi-detached houses and 3 town houses, two storeys in height with rooms within the roof space providing 3-bedroomed accommodation with car parking spaces for 2 vehicles per dwelling within the site. The site area is 670 square metres and each house has a total internal floor area of 87.85 square metres. The principle of the house requirements is to provide suitable accommodation for a modern-day family.

2) The Layout

The new dwellings will be inset from the rear of the public footpath line to Shepherd Street. The properties will front onto Shepherd Street and due to the nature of the site the new properties will all be at the same level. The ground floor area in each house will comprise of the entrance hall, open plan lounge, kitchen and dining area, utility room, store and a cloakroom toilet. At first floor level there will be two bedrooms, bathroom and an airing cupboard. At second floor level, contained within the roofscape structure will be the master bedroom with ensuite. The design of the properties are wider than old traditional terraced houses but are not as deep as old traditional terraced houses. The room heights are of modern-day standards. More modern living characteristics do not require such height for ceiling levels and more modern building techniques allow more utilisation of the structure for living accommodation, particularly into the roof space area. The properties will be set 5.00m back from the rear of the footpath to allow for car parking in front of the properties. Plot 1, nearest to the existing chip shop, to the western side of the site will, have 2 car parking spaces to the west side of the dwelling. Plot 2 will have 2 car parking spaces in front of the dwelling. Plot 3 will have 2 car parking spaces to the west side of the dwelling. Plots 4 and 5 will have 2 car parking spaces in front of each of the dwellings.



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3) The scale of the development

The new houses will generally follow the style of two storey development of semi-detached and terraced older houses in the locality, but the ceiling heights are to more modern standards and creating large roof space zones with 45 degree pitched roofs. The new proposals for this site have taken those general principles of the overall shape and size but making the optimum use of the volume of space within the shell of the structure. More modern-day expectations to internal ceiling heights are reduced and 2.3m high for room heights is well established. Essentially, a second floor of useable area within the dwelling can be accommodated within the roof space and forms continuation of an established street scene. The roof ridge would be at 9.00m above ground floor level and the roof eaves would be at approx. 4.70m above ground floor level.

4) Landscaping

The proposed parking areas to the properties shown in light blue on the site plan, will be block paving. The rear garden areas will be divided off with a 1.8metre high concrete post and timber panel fence with timber access gates. The rear gardens have a minimum area of 27.43square metres to a maximum area of 54.57square metres. The rear garden areas will have a paved patio area with a paved path to the access gate, lawned area and a small area for planting. Private rear yards to the rear of the dwellings are a minimum of 27.43 square metres which is over the national requirement for urban yard private open spaces, ref SPG3 with permitted development rights removed as a planning condition if planning approval is granted. The minimum distance of 5.28metre from the rear boundary to the rear principle habitable windows of the proposed properties, is better than the 4.00metre minimum distance require which will provide a better means of light as specified in the SPG3 guidelines for domestic urban amenity space. Yard spaces are in keeping with the existing surrounding terrace houses. Urban development approvals within the Staffordshire Moorlands, have been approved with 25m/2 rear garden private amenity space. For example, Queens Street Mill development leek.

5) The appearance of the development

The new dwellings will be a modern style of a town house. Brickwork to be Hadley Red Brindley smooth facing brickwork with art. stone external lintel heads and sills to the front and rear elevation, with Marley Plain Concrete Smooth grey tiled roofs. Windows, doors and fascias to be white uPVC. Rainwater guttering and downpipes to be black uPVC.



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SECTION B

Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account in relation to its proposed use and each of the aspects specified.

1) The amount of development

The plot of land has previously been granted outline planning permission for 5 three bedroom terrace urban town houses. There is an opportunity on this site to follow the general character of the existing properties within the surround area but using modern techniques and providing a satisfactory level of accommodation in the property. The plot of land has an average depth of some 18.9 metres from the back of the footpath to the boundary with Unit 2, The Workshop, Shepherd Street. The plot of land has an average length of some 35.72 metres from the access driveway to Unit 2, The Workshop, Shepherd Street to the boundary with 33, Shepard Street.

2) The Layout

The property is designed to bear relationship with the housing in the locality, but given a modern solution in the overall accommodation requirements, satisfying building regulations and providing internal useable spaces to suit the modern family.

3) The scale of the development

Care has been taken to ensure that the roofspace design follows the principals of other dwellings in the locality. The height to the new dwellings will follow those generally expected from traditional two storey terraced housing but now includes more accommodation in the building due to making use of the roof scape.

4) Landscaping

The requirements for landscaping only exist within the body of the site itself and are predominantly in the private rear garden areas which will have a mixture of hard and soft landscaping techniques to suit the enjoyment of the family. The frontage of the site will have a semi open plan format with grassed areas, small planting areas to 2 number boundary lines and paved parking.



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5) The appearance of the development

The new dwellings will be a modern style of semi-detached and town house design. Brickwork to be Hadley Red Brindley smooth facing brickwork with art. stone external lintel heads and sills to the front and rear elevation, with Marley Plain Concrete Smooth grey tiled roofs. Windows, doors and fascias to be white uPVC. Rainwater guttering and downpipes to be black uPVC.

SECTION C

Explain the policy adopted as to access, and how policies relating to the access in relevant local development documents have been taken into account

The general layout of the site is determined by the existing gradient of Shepherd Street and the new house floor levels need to relate with the existing public footpath levels and the ability to be able to form level access arrangements into each property.

SECTION D

State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken on the outcome of any such consultation

There has been a recent planning application submitted on this site under Number SMD/2025/0481 submitted on the 19/11/2025 for 5no. 3 bedroomed terrace urban town houses. This application was refused on the 22/052026

The proposed scheme has been designed on information from the previously approved outline planning permission for 5 three bedroom terrace urban town houses under SMD/2017/0335 which was approved on 03rd August 2018.

SECTION E

Explain (i) How any specific issues which might affect access to the development have been addressed;

There are transitional level threshold arrangements between outside paving and new building floor levels.



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(ii) How prospective users will be able to gain access to the development from the existing transport network;

There are established public transport routes within 160m of the site. The site is also within walking distance to Biddulph town centre and the new Aldi Supermarket. The town centre has access to many public transport links to other surround towns and attractions.

(iii) Why the main points of access to the site and the layout of access routes within the site have been chosen;

These have been followed from the previously approved outline planning permission.

(iv) How features which ensure access to the development will be maintained.

Not applicable.